

Board of County Commissioners

Division of Planning & Development

Planning Department

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DEVELOPMENT REVIEW COMMITTEE MEETING

September 15, 2003

Present: Robbie Rogers-Planning & Development Director/Chairperson, Richard Helms-Development Coordinator, Terry Neal-Attorney, Skip Lukert-Building Official, Michael Springstead-County Engineer, Barry Ginn-County Engineer, Brad Burris-Fire Services, Bill Gulbrandsen-Fire Services Manager, Marie Keenum,-911 Coordinator, Becky Howard-Deputy Clerk and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mr. Helms moved to approve the minutes from the September 8, 2003 meeting. Mrs. Howard seconded the motion and the motion carried.

Old Business

None

New Business

C & K Warehouses – Major Development – SUP/Preliminary Plan Review

Chuck Hiott, Farner Barley and Associates, Inc., was present and requesting preliminary approval to construct a warehouse and office. Staff comments were discussed. Type A screening will be addressed on the engineering plans. A 60-day extension has been requested for removing the residential structure being converted into an office. The materials to be stored on the exterior asphalt area are PVC pipe materials. The materials to be stored in the interior area are fittings, etc. for job related materials.

Marie Keenum arrived at 2:10 PM.

The partnership ownership will be verified. Utility connection with the City of Wildwood was discussed. There is a hydrant located on-site to be tapped into the existing 8" main. No additional buildings are proposed at this time. Trees of concern will be designated on the engineering plans. There is an exemption for the drainage permit. Engineering comments were discussed.

Mr. Lukert excused himself at 2:20 PM.

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Robin Cox, Dist 5
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Mr. Helms moved to recommend approval to the Zoning and Adjustment Board. Mr. Ginn seconded the motion and the motion carried.

Drummonds Warehouse – Major Development – Preliminary Plan Review

David Pugh, Civil-Tech Engineers, Inc., was present and requesting preliminary approval to construct a warehouse building. Staff comments were discussed. The projected traffic generation is 12 trips per day. The mini-warehouses will be removed from the site plan. The main building size will be reduced from 20,000 sf to 15,000 sf. Chief Gulbrandsen offered to contact the City of Webster regarding utility connection for fire suppression. There is an existing 2" well on-site. A soils test and seasonable high water table have been done. All spacing and setbacks need to be shown on the plans. All regulatory agency permits and driveway connection permits are needed. The engineering comments were discussed. The drain field area will be revised. There are contour grading area concerns that need to be labeled. Housewares are the proposed storage materials. A revised preliminary plan is needed.

Mr. Helms moved to table the request until a revised site plan is submitted. Mr. Gulbrandsen seconded the motion and the motion carried with Mrs. Rogers opposing.

VOS: Swainwood Villas – Major Development – Engineering Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 69-unit subdivision. Engineering comments were discussed. The emergency access gate was discussed.

Mr. Helms moved for engineering approval, subject to all comments being addressed and all regulatory agency permits being submitted. Mr. Springstead seconded the motion and the motion carried.

Ike Rainey Industrial Development – Major Development – Engineering Plan Review

Ed Abshier, Grant and Dzuro, was present and requesting engineering approval to construct an industrial development consisting of 3 buildings. Engineering comments were discussed. The site will be located inside a chain link fence with slats. It was recommended that a 3-sided fence also be constructed around the dumpster. All regulatory agency permits are needed. The storm water drainage will be located on Waste Management's site to the west. The site plan has been revised to show an area exchanged with Waste Management for access and drainage. Revised easement documents need to be provided. Type C screening will be required on the NW boundary along the out parcel. Trees of concern need to be shown. A written agreement is needed regarding the shared easements and drainage.

Mr. Helms moved to table the request until the required additional information was provided. Mrs. Keenum seconded the motion and the motion carried.

Mr. Ginn, Mr. Burris and Mr. Gulbrandsen excused themselves at 3:15 PM.

VOS: Unit 70 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 99-unit subdivision. Staff, surveyor and clerk comments were discussed. The notary date for John Parker will be added to the owner dedication date line.

Mrs. Keenum moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 71 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 234-unit subdivision. The clerk, surveyor and staff comments were discussed.

Mr. Helms moved to approve the final plat, subject to all comments being addressed on a revised plat. Mrs. Howard seconded the motion and the motion carried.

VOS: Unit 82 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval on 102-unit subdivision. Clerk, surveyor and staff comments were discussed. Tracts A and B are for the use of signs. SWFWMD permits are needed. The basin located in Tract C will be removed.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 102 – Final Plat Review

Kelle Boyer, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 10-unit subdivision. A more descriptive legal description is needed. Staff, surveyor and clerk comments were discussed. The project acreage has increased due to an additional tract being included.

Mr. Helms moved for final plat approval, subject to all comments being addressed on a revised plat. Mr. Springstead seconded the motion and the motion carried.

Q & A-Public Forum

None

The next DRC meeting is scheduled for September 22, 2003.

Mr. Helms moved to adjourn. Mr. Springstead seconded the motion and the motion carried.

The meeting adjourned at 3:25 P.M.